

**City of Des Moines  
Transportation Impact Fee Schedule  
April 1, 2022**

**Current TIF Base Rate: \$7,143.34**

Land Use	ITE Land Use Code	Unit of Measure	Basic Trip Rate	New Trip %	New Trip Rate	Trip Length Adjustment	Impact Fee Rate
<b>Residential</b>							
Single Family	210	dwelling	1.01	100%	1.01	1.13	\$8,176.74
Multi-Family	220, 221, 230	dwelling	0.62	100%	0.62	1.20	\$5,314.65
Senior Citizen Dwelling	251, 252	dwelling	0.31	100%	0.31	0.93	\$2,066.81
<b>Commercial - Services</b>							
Drive-in Bank	912	sf/GFA	25.82	55%	14.20	0.47	\$47.34
Hotel	310	room	0.59	100%	0.59	1.27	\$5,338.46
Motel	320	room	0.47	100%	0.47	1.27	\$4,252.67
Day Care Center	565	sf/GFA	12.46	75%	9.35	0.67	\$44.50
Library	590	sf/GFA	7.30	75%	5.48	0.53	\$20.86
Post Office	732	sf/GFA	11.12	75%	8.34	0.53	\$31.77
Service Station	944	VFP	13.87	60%	8.32	0.53	\$31,705.00
Service Station with Minimart	945	sf/GFA	97.08	45%	43.69	0.53	\$166.44
Auto Care Center	942	sf/GLA	3.38	70%	2.37	0.67	\$11.27
Movie Theater	444, 445	seat	0.07	85%	0.06	0.73	\$311.69
Health Club	492, 493	sf/GFA	3.53	75%	2.65	1.00	\$18.91
<b>Commercial - Institutional</b>							
Elementary School	520	sf/GFA	1.21	80%	0.97	0.60	\$4.15
Middle/Jr High School	522	sf/GFA	1.19	80%	0.95	0.80	\$5.44
High School	530	sf/GFA	0.97	80%	0.78	1.00	\$5.54
Assisted Living, Nursing Home	254, 620	bed	0.22	100%	0.22	0.87	\$1,362.00
Congregate Care	253	dwelling	0.17	100%	0.17	0.87	\$1,052.45
Church	560	sf/GFA	0.55	100%	0.55	1.20	\$4.72
Hospital	610	sf/GFA	1.14	80%	0.91	1.33	\$8.69
<b>Commercial - Restaurant</b>							
Restaurant	931	sf/GFA	7.49	55%	4.12	1.07	\$31.39
High Turnover Restaurant	932	sf/GFA	11.15	55%	6.13	0.73	\$32.13
Fast Food Restaurant	934	sf/GFA	33.84	50%	16.92	0.67	\$80.58
Espresso with Drive-Through	938	sf/GFA	75.00	20%	15.00	0.67	\$71.43
<b>Commercial - Retail Shopping</b>							
Shopping Center							
up to 99,999	820	sf/GLA	8.00	55%	4.40	0.47	\$14.67
100,000-199,999	820	sf/GLA	5.56	60%	3.34	0.53	\$12.71
200,000-299,999	820	sf/GLA	4.70	65%	3.06	0.53	\$11.64
300,000-399,999	820	sf/GLA	4.21	70%	2.95	0.67	\$14.04
over 400,000	820	sf/GLA	3.87	75%	2.90	0.73	\$15.21
Supermarket	850	sf/GFA	10.50	65%	6.83	0.67	\$32.50
Convenience Market	851	sf/GFA	52.41	40%	20.96	0.40	\$99.90
Miscellaneous Retail	814, 820	sf/GFA	3.73	55%	2.05	0.60	\$8.79
Free Standing Discount Store	813, 815, 857, 863, 864	sf/GFA	4.67	70%	3.27	0.73	\$17.13
Hardware/Paint Store	816	sf/GFA	4.84	45%	2.18	0.67	\$10.37
Furniture Store	890	sf/GFA	0.45	45%	0.20	0.60	\$0.87
Home Improvement Superstore	862	sf/GFA	2.37	50%	1.19	0.73	\$6.21
Pharmacy (with Drive-Through)	881	sf/GFA	10.35	50%	5.18	0.53	\$19.72
Car Sales -New/ Used	841	sf/GFA	2.59	80%	2.07	1.40	\$20.72
<b>Commercial - Office</b>							
General Office							
up to 99,999	710, 715	sf/GFA	2.70	90%	2.43	1.47	\$25.46
100,000-199,999	710, 715	sf/GFA	1.65	90%	1.49	1.47	\$15.56
200,000-299,999	710, 715	sf/GFA	1.44	90%	1.30	1.47	\$13.58
over 300,000	710, 715	sf/GFA	1.35	90%	1.22	1.47	\$12.73
Office Park	750	sf/GFA	1.48	90%	1.33	1.47	\$13.96
Medical Office	720	sf/GFA	3.46	75%	2.60	1.40	\$25.95
<b>Industrial</b>							
Light Industry/Manufacturing	110, 140	sf/GFA	0.97	100%	0.97	1.47	\$10.16
Heavy Industry	120	sf/GFA	0.68	100%	0.68	1.47	\$7.13
Industrial Park	130	sf/GFA	0.86	100%	0.86	1.47	\$9.01
Mini-Warehouse/Storage	151	sf/GFA	0.26	100%	0.26	1.47	\$2.72
Warehousing	150	sf/GFA	0.32	100%	0.32	1.47	\$3.35

**Notes:**

sf/GFA = square feet Gross Floor Area

sf/GLA = square feet Gross Leasable Area

For uses with Unit of Measure given in sf, trip rate is given as trips per 1,000 sf